



## SEAL BEACH VILLAGE | SEAL BEACH, CA



### CENTER OVERVIEW

Located at the highly traveled NW corner of Seal Beach Boulevard and Westminster Avenue, Seal Beach Village is the gateway to the beach communities of Seal Beach, Naples, and Long Beach.

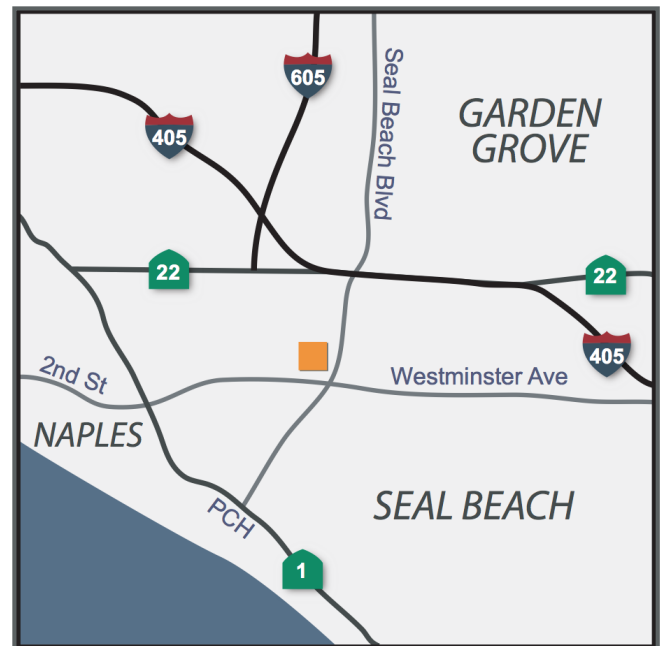
The Center's dynamic tenant mix includes Roger Dunn Golf Shops, Dollar Tree, Wells Fargo, Chase, Edward Jones, and Carl's Jr.

### CENTER SQUARE FOOTAGE

88,000 Square Feet

### AVAILABILITY

1,300 SF Restaurant Space



**BURNHAM**  
USA 

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### FEATURES

Easy Freeway Access 405 / 22  
5 Minutes to Beach

### TRAFFIC COUNTS

Seal Beach Blvd: 59,382 cars per day  
Westminster Avenue: 39,064 cars per day

### DEMOGRAPHICS (3 MILES)

Population: 88,594  
Average HH Income: \$108,291

### TENANTS INCLUDE

Roger Dunn Golf Shops, Dollar Tree,  
Wells Fargo, Chase Bank, US Bank,  
H&R Block, Carl's Jr., United Healthcare



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